

036.A

0001

0095.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRAISED:

Total Card / Total Parcel

700,700 / 700,700

USE VALUE:

700,700 / 700,700

ASSESSED:

700,700 / 700,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91-95		NORTH UNION ST, ARLINGTON

OWNERSHIP	Unit #:	95
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Owner 1: MAJMUNDAR AMAR J

Owner 2: DWYER ERICA C

Owner 3:

Street 1: 95 NORTH UNION ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OLSON CRISPIN & EMMA -

Owner 2: -

Street 1: 95 N UNION ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Vinyl Exterior and 2936 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7738										G7		1.				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	700,700			700,700		271683
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18

Total Card	0.000	700,700	700,700	Entered Lot Size
Total Parcel	0.000	700,700	700,700	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	238.66	/Parcel: 238.66

Land Unit Type:

!15210!

USER DEFINED

Prior Id # 1: 24752

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

15210

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSON CRISPIN &	77781-232	2	5/14/2021		950,000	No	No		
MCLAUGHLIN PETE	45381-216		6/14/2005		525,000	No	No		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/2/2013	446	Solar Pa	23,188	C					5/23/2018	Measured	DGM	D Mann
									6/12/2013	Info Fm Prmt	EMK	Ellen K
									3/15/2006	External Ins	BR	B Rossignol
									11/8/2004	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 8 - Condo TnHs.				Full Bath: 1	Rating: Very Good																							
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:																							
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																							
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																							
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																							
Prime Wall: 4 - Vinyl				A HBth:	Rating:																							
Sec Wall: 2 - Clapboard	50%			OthrFix:	Rating:																							
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1																		
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																			
View / Desir:				Frpl: 1	Rating: Very Good			Other																				
GENERAL INFORMATION				WSFlue:	Rating:			Upper																				
				CONDO INFORMATION				Lvl 2																				
				Location:				Lvl 1																				
				Total Units:				Lower																				
				Floor: M - Multi-Level				Totals	RMs: 7	BRs: 4	Baths: 1	HB: 1																
				% Own: 50.000000000				REMODELING				RES BREAKDOWN																
				Name:				Exterior:	No Unit	RMS	BRs	FL																
				DEPRECIATION				Interior:	1	7	4	M																
				Phys Cond: VG - Very Good	4.5 %			Additions: 2004																				
				Functional:				Kitchen:																				
				Economic:				Baths:																				
				Special:				Plumbing:																				
				Override:				Electric:																				
				Total: 4.5 %				Heating:																				
				CALC SUMMARY				General:																				
				Basic \$ / SQ: 250.00				COMPARABLE SALES				SUB AREA																
				Size Adj.: 0.70435965				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value											
				Const Adj.: 0.99989998									GLA	Gross Liv Ar	2,936	176.070	516,948											
				Adj \$ / SQ: 176.072																								
				Other Features: 60528																								
				Grade Factor: 1.21																								
				NBHD Inf: 1.04999995																								
				NBHD Mod:																								
				LUC Factor: 1.00																								
				Adj Total: 733683																								
				Juris. Factor: 1.00																								
				Depreciation: 33016																								
				Depreciated Total: 700667																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		SUB AREA DETAIL														
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.A-0001-0095.0								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	GLA	Gross Liv Ar	2,936	176.070	516,948						
More: N	Total Yard Items:	Total Special Features:										Total:	IMAGE															
																												